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## Cromwell Avenue, Filey, YO14 9AS

- For Sale Via Modern Method of Auction
- No Onward Chain
- Buyer Fees Apply
- Terrace House
- Central Location
- EPC Grade - D
- Four Bedrooms
- Subject to Reserve Price

**By Auction £165,000**

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HERE TO GET *you* THERE

## DESCRIPTION

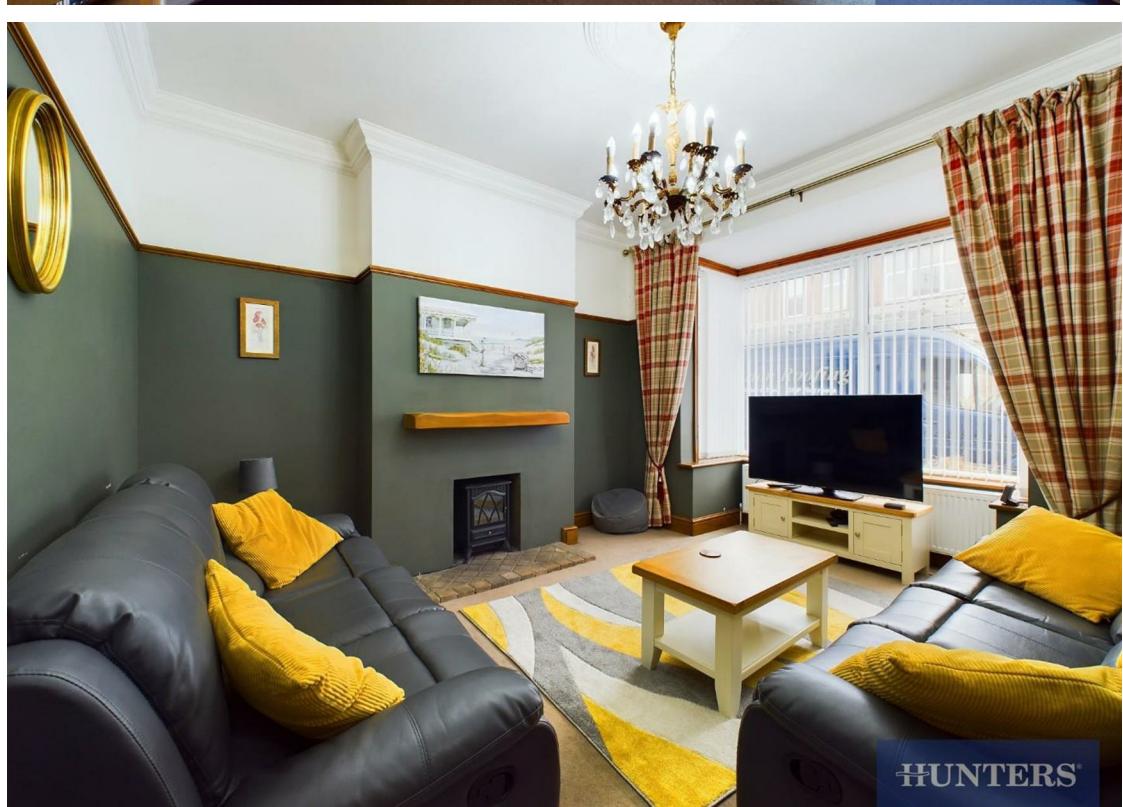
Hunters are pleased to bring to the market this charming four bedroom mid-terrace house situated in the heart of the picturesque seaside town of Filey. This characterful property offers a blend of traditional features and modern upgrades, having recently undergone several improvements. Filey is a popular area for many with the award winning beach and the beautiful Crescent and Glen Gardens.

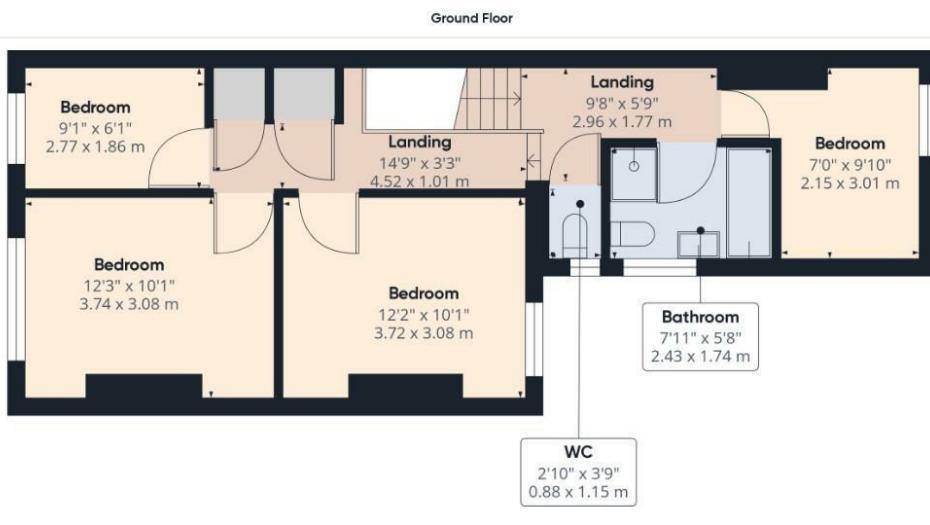
As you enter the property, you are greeted by a convenient front porch and a spacious entrance hall with tall ceilings and traditional wooden doors. There is a well-appointed living room at the front of the property with a lovely bay window and electric fireplace with oak effect plinth above. The ground floor also offers a spacious dining room which can be used as, but not limited to, a home office or playroom. The kitchen sits at the back of the property and has been fully replaced in the last couple of years, offering a built in electric oven and hob, and space for a fridge freezer, washing machine and dishwasher. The kitchen is a practical space, with a door to the rear courtyard and plenty of space for both storage and seating.

On the first floor, this fantastic home boasts four good sized bedrooms offering a relaxing space for family and guests alike. There is a modern four piece family bathroom which offers underfloor heating, shower unit, bath, low level WC and sink with pedestal. There is an additional WC in the room next door, ensuring convenience for everybody. The first floor landing offers two storage cupboards and a loft hatch with pull down ladder.

Externally, this property provides a courtyard to the rear which is a great space for sitting in the sun and two outbuildings offering additional storage space. Currently run as a successful holiday let, this charming terraced house would suit a magnitude of buyers, from someone seeking a lucrative investment to those looking to step into their next dream home. Call us today for more information or to book a viewing!







### Viewings

Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

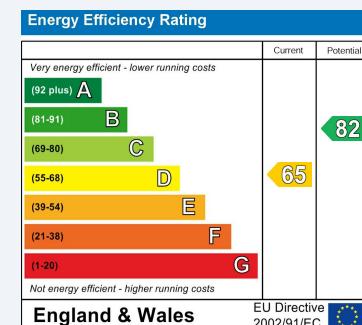
### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Approximate total area<sup>(1)</sup>

1129.89 ft<sup>2</sup>  
104.97 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.